

# The Bureau of Land Management

by authority of the Southern Nevada Public Land  
Management Act of 1998 (Public Law 105-263),

*proudly presents*

## Public Land Sales

### Properties in Greater Las Vegas

**Auctions generally held in  
May and November at:**

**Clark County  
Commission Chambers  
500 S. Grand Central Parkway  
Las Vegas, NV 89155**

*Auction services provided by the  
U.S. General Services Administration (GSA)*

### *Support of Public Land Management Activities*

The Southern Nevada Public Land Management Act of 1998 authorizes the Bureau of Land Management to conduct sales of public land to fund land management activities in Nevada such as:

- Acquisition of environmentally sensitive lands in the State of Nevada, with priority to projects in Clark County.
- Capital improvements at the Lake Mead National Recreation Area, the Desert National Wildlife Refuge, the Red Rock Canyon National Conservation Area and other areas administered by BLM.
- Development of a multi-species habitat conservation plan in Clark County; and
- Development of Clark County parks, trails and natural areas.

#### **FOR MORE INFORMATION**

<b>Walk-in</b>	BLM Las Vegas Field Office 4701 N. Torrey Pines Drive, Las Vegas, NV 89130, daily from 7:30 a.m. to 4:15 p.m (702) 515-5114
<b>Phone</b>	Please call 888-GSA-LAND (472-5263) Fabian Huey x3408, David Haase x3426 or Gina Arias-Arrieta x3431.
<b>Fax</b>	(415) 436-7402 For use when submitting increased bids or credit card.
<b>Web</b>	<a href="http://propertydisposal.gsa.gov/property">http://propertydisposal.gsa.gov/property</a> Click on the Las Vegas icon.
	Online Auction site: <a href="http://auctionrp.com/sf/">http://auctionrp.com/sf/</a> Click on View the Auction.
<b>Mail</b>	General Services Administration, Property Disposal Division (9PR) 450 Golden Gate Ave, Fourth Floor East San Francisco, CA 94102-3434

# GENERAL TERMS AND CONDITIONS

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## Authority

Properties offered for sale were identified for disposal in the Las Vegas Resource Management Plan, signed October 5, 1998, and have been found suitable for sale under one or more of the following authorities:

- Federal Land Policy and Management Act of 1976, P.L. 94-579
- Burton-Santini Act of 1980, P.L. 96-586
- Southern Nevada Public Land Management Act of 1998, P.L. 105-263.

## Location of Properties

This brochure includes inserts and maps that show the location of the sales parcels and other characteristics of the sale areas. **We strongly recommend that you inspect the parcels prior to bidding.** Questions about zoning, taxes, etc., should be referred to unit of local government in whose jurisdiction the lands are located.

## General Auction Procedures

Specific properties identified within inserts of this brochure will be offered for sale by public oral auction at the date and time specified. All bidders participating in the oral auction must register to bid. Bidders are advised to register as early as possible on Auction Day. If you plan to bid on

any of the subject properties, complete and bring the enclosed SALE BID & CERTIFICATE OF ELIGIBILITY. This form may be reproduced. If you plan to bid on multiple properties, separate forms must be completed for EACH property you are bidding for. If sealed bids have been received, the highest qualified bid received for a specific property is the amount at which the oral bidding will begin. Properties will be sold to the highest qualified bidders, whether by sealed or oral bid. The apparent high bidders, if oral bidders, must submit the required bid deposit by 4:15 pm on the day of the auction. Any parcels not sold may be held over to be offered at a future auction or on the Internet.

## Terms of Sale

No parcel will be sold for less than its fair market value. At close of the auction, the highest qualified bids will be announced. If the person declared to have entered the highest qualifying bid did so at the oral auction, payment for not less than one-fifth (20%) of the amount of the bid must be submitted by 4:15 p.m. on the day of the auction. You must pay the balance within 180 days of the date of the sale. Failure to pay the full price within 180 days, shall disqualify your bid and you will forfeit your bid deposit to the BLM.

## **Title Issuance**

The BLM will issue a patent (an instrument of conveyance of title to Government lands, similar to a deed) after receiving payment in full. If you mail your payment, it must be in the form of a certified check, postal money order, bank draft, or cashiers check made payable to DOI Bureau of Land Management. If you deliver final payment to the BLM Las Vegas Field Office, either cash or a personal check will also be accepted. The patent will be issued to the name(s) as shown on the SALE BID & CERTIFICATE OF ELIGIBILITY and will be mailed to the address provided there. You must comply with all terms of the sale, as directed in the "**High Bidder Declared**" decision letter **issued 30 days after the auction**, and remit payment in full within 180 calendar days from the date of sale.

## **Encumbrances**

All minerals of value will be reserved to the United States, together with the right to prospect for, mine, and remove the minerals, except as noted below. A right-of-way is reserved for ditches and canals constructed by the United States under the authority of the Act of August 30, 1890 (26 Stat. 291; 43 U.S.C. 945). A reservation for roads, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands will be incorporated as

requested by the local governing entity. Encumbrances of record are available from the BLM's Las Vegas Field Office. We strongly recommend that you review the encumbrance information prior to bidding.

## **Eligibility of Bidders**

United States citizens who are 18 years of age or older; corporations subject to the laws of any state of the United States; a State, State instrumentality or political subdivision authorized to hold property; and any entity legally capable of conveying and holding lands or interests therein under the laws of the State of Nevada may purchase any subject property.

## **Fair Market Value Determination**

To determine the fair market value of the sales parcels through appraisals, the BLM had to make a number of assumptions regarding the attributes and limitations of the lands and potential effects of local regulations and policies on potential future land uses. Through this publication, the BLM gives notice that these assumptions may not be endorsed or approved by units of local government. Furthermore, no warranty of any kind shall be given or implied by the United States regarding the potential uses of the selected lands, and conveyance of the lands will not be on a contingency basis. It is the buyer's responsibility to be knowledgeable

of the subject lands and to be aware of all applicable local government policies and regulations that would affect the sales parcels. When conveyed out of Federal ownership, the lands will be subject to any applicable reviews and approvals by units of local government for proposed future uses, and any such reviews and approvals would be your responsibility. Any land lacking access from a public road or highway will be conveyed as such, and the future acquisition will be the responsibility of the buyer. No adjustments to fair market value shall be made after bid is accepted.

### **Zoning**

Verification of the present zoning and determination of permitted uses thereunder, along with compliance of the property for present or proposed future use, shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any zoning information is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the zoning information shall not be cause for adjustment or rescission of any contract resulting from this Invitation for Bids or Sales Agreement.

### **Mineral Interests**

The BLM is required to assess the potential for minerals to occur on any lands designated for disposal,

prior to the disposal occurring. In most instances a BLM geologist physically inspects each parcel and reviews any literature on the geology of the area. The geologist looks for the occurrence of three categories of minerals: locatable (e.g. gold and silver), leasable (e.g. oil and gas), and mineral materials (e.g. sand and gravel). The geologist then prepares a mineral potential report noting whether any of these categories of minerals are found on the lands. This report recommends which minerals should be retained by the United States. Based on this determination, mineral interests in one, two or all three of these categories may be reserved to the United States. If minerals do not occur in economically removable or recoverable amounts, or if they do not occur at all, then there are no known mineral values.

Section 209 of the Federal Land Policy and Management Act of 1976 (FLPMA) sets forth the requirements for the United States to either reserve (keep) or convey (transfer) minerals when selling lands. Basically, FLPMA requires that land sales reserve all minerals to the United States, including the right to prospect for mine, and remove the minerals through oil and gas leasing, mining patents, sand and gravel sales, etc. However, section 209 (b)(1) states that the Secretary of the Interior **can** convey mineral interests if he/she finds that "there are no known mineral values in the land."

### **Conveyance of mineral interests of no known value**

A successful bid will qualify you to apply for conveyance (purchase) of mineral interest of no known value. A nonrefundable filing fee of \$50 will be required to purchase these mineral interests. Subpart 2720 of 43 Code of Federal Regulations (CFR) sets forth the procedures for the conveyance. Section 2720.1-2 explains the requirements for applying for conveyance. You can review copies of these regulations at BLM's Las Vegas Field Office.

### **Unsold Properties**

Any parcel that does not receive an acceptable bid at the oral auction may be offered for sale by the BLM in conjunction with the U.S. General Services Administration (GSA). If a parcel is offered for sale by GSA, it will be offered

online at the following web site: [www.auctionrp.com](http://www.auctionrp.com). For further information about GSA's online auction services and the potential sale of any available BLM parcels in the Greater Las Vegas area, call 1-888-GSA-LAND.

### **Submission of Comments**

Any comments received during this process, as well as your name and address, will be available to the public in the administrative record and/or pursuant to a Freedom of Information Act request. You may indicate for the record that you do not wish your name and/or address made available to the public. The BLM will release or withhold the names and/or addresses of those who comment, on a case-by-case basis. Any request to have a name and/or address withheld from public release will be honored to the extent permissible by the law.

# SEALED BID INSTRUCTIONS

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1. The bid form to be used is the official form included in this brochure. Use a separate bid form for each parcel. Please have forms filled out as completely as possible.
2. A deposit of ten percent (10%) of the amount bid in the form of a certified check, money order, or cashier's check payable to DOI, Bureau of Land Management must accompany your bid. No personal checks will be accepted for sealed bids. If all or a portion of the Federally-owned minerals interests have been designated for conveyance simultaneously with the surface estate, your bid must be accompanied by a \$50.00 non-refundable filing fee for the mineral interests. Failure to include these deposits with your bid will result in disqualification of your bid.
3. Mail or deliver your bid to:  
BLM Las Vegas Field Office  
4701 N. Torrey Pines Drive  
Las Vegas, NV 89130
4. Enclose your bid in an envelope including your name and return address on the outside. Include the following notation on the front lower left-hand corner:

**NOTICE:** The Privacy Act of 1974 and the regulation in 43 CFR 2.48(d) provide that you be furnished the following information in connection with information required by the Bid for Public Lands.

**AUTHORITY:** Public Law 96-586 of December 23, 1980 (94 Stat. 3381), and Public Law 105-263 of October 19, 1998 (112 Stat. 2343).

**PRINCIPAL PURPOSE:** The information is to be used to process your bid.

**ROUTINE USES:** (1) The adjudication of the bidder's rights to the land or resources. (2) Documentation for public information in support of notations made on land status records for the management, disposal, and use of public lands and resources. (3) Transfer to appropriate Federal agencies when concurrence is required prior to granting a right in public lands or resources. (4) Information from the record and/or transfer of the record to appropriate Federal, state, local, or foreign agencies, when relevant to civil, criminal, or regulatory investigations or prosecutions.

**EFFECT OF NOT PROVIDING INFORMATION:** Disclosure of the information is voluntary. However, if all the information is not provided, your bid may be rejected.

**IMPORTANT:** If your bid is declared the high bid and you are offered the land, patent will be issued in the name of the party or parties whose name(s) appear on this form as the bidder(s). The patent will be issued exactly as the name(s) is/are listed on the bid.

SEALED BID - DO NOT OPEN

**SERIAL NO. N-**\_\_\_\_\_

# ONLINE AUCTION INSTRUCTIONS

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## 1. Online Auction Overview

Specific sale information inserted in this brochure may include an online auction component. The following instructions are to provide general information regarding this type of sale. An online auction is similar to an oral auction except bids are received through the Internet and by submission of written bids. The auction will be conducted over a period of several weeks. The date for receipt of final bids will be announced on the Internet and on a telephone hotline message with three days prior notice. The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their bidding activity.

## 2. Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

## 3. Opening Bid

The auction will begin with a specific bid price, as stated in the

enclosed information or on the auction web site, but not less than the appraised fair market value. The Government seeks to obtain fair market value for the property and reserves the right to reject any and all bids.

## 4. Bid Deposit Terms

a. A bid deposit in the amount specified in the enclosed information, for each property, must accompany your initial bid. The following methods of payment are acceptable to the Government: cashier's check, certified check, postal money order, and credit card payment (Visa or Mastercard). Personal or company checks are not acceptable. Send your bids and deposits to the:

**General Services Administration  
Property Disposal Division (9PR)  
450 Golden Gate Ave., 4<sup>th</sup> Floor E.  
San Francisco, CA 94102-3434  
Attention: Las Vegas Auction.**

b. Please make your check or money order payable to: **"DOI Bureau of Land Management or (insert your name)"**. This will make it easier to negotiate the instrument if and when your bid deposit is returned to you.

c. Within ten (10) calendar days of acceptance of an offer by the Government, the successful bidder agrees to deposit an additional amount, if any, which when added to the bid deposit, will

equal at least ten percent (10%) of the amount bid. At the time of closing, all cash money paid by the purchaser will be credited, without interest, toward the total purchase price.

**d.** Failure to so provide such bid deposit shall require rejection of your bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. Generally, the full balance of the purchase price is payable within 180 calendar days after award.

**e.** Appropriate bid deposits accompanying bids that are rejected will be returned to bidders without interest.

## **5. Bid Form**

**a.** Bids must be submitted on the official Bid Form titled "Bid for Purchase of Government Property". All information and certification requested thereon must be provided. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Additional bid forms are available upon request or you may photocopy the forms.

**b.** Bids should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid. **The Bid Form must be signed and dated.**

**c.** Bidders should return only the Bid Form. Bidders should retain all other documents, including one copy of the Bid Form, for personal records.

## **6. Bidding in General**

**a.** Initial bids will be accepted on the date specified in the enclosed inserts. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

**b.** Initial bids with proper deposit may be delivered to our office either in person, by fax, by U.S. Mail, by private delivery services, or via the Internet at <http://www.auctionrp.com>.

**c.** Initial bids must be submitted without contingencies.

**d.** Award will be made that is in the best interest of the Government.

**e.** The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

## **7. Bidder Identification Numbers**

Once the bid deposit and signed bid form are received and approved, a bidder identification (ID) number will be assigned. This number must be on the bid form when submitting bid increases. The bidder ID number will be used to identify the bidders on the recorded hotline and on our



auction web page with the URL of [www.auctionrp.com](http://www.auctionrp.com).

## **8. Daily Bidding Results**

Bidders may call GSA's 24-hour bid hotline at **1-888-GSA-LAND** to hear the current high bid. The property codes will be identified in any enclosed inserts. Bidders may visit [propertydisposal.gsa.gov](http://propertydisposal.gsa.gov) or our online auction web site at [auctionrp.com](http://auctionrp.com) to obtain current bidding information. The bid hotline and the auction web site will be updated each Monday morning (excluding Federal Holidays) with the highest bid received over the weekend, and whenever new high bids are received during normal business hours. Bidders will be notified via the hotline recording and the web page when bidding will be closed. Bidders are urged to pay close attention to the recording and web page, which will contain new, revised and useful information regarding the high bid and the closing date of the auction.

## **9. Increasing Your Bid**

If you learn from the recorded message or from the web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and the bid deposit from your first bid will apply to subsequent increased bids.

Increased bids must be submitted on the official GSA bid forms unless you are bidding online. Official bid forms may be photocopied. Increased bids must be at **least One Thousand Dollars (\$1,000)** more than the previous high bid in order to be considered. The amount of bid increments will be specified in the enclosed insert. The Government reserves the right to increase the bid increment at any time prior to the close of the sale. To increase a previously submitted bid, bidders may use one of the following methods: US mail, fax, private express delivery services or at [www.auctionrp.com](http://www.auctionrp.com).

## **10. Faxing your Bid**

**a.** Initial bids by fax may be made with a credit card (either Visa or MasterCard) by using the deposit form in the bid package. Increases in your bid must be submitted on GSA forms and sent to us by fax. Bids that are not submitted on GSA forms will be rejected. By faxing your bid, you are agreeing that your faxed bid is a binding offer. Faxed bids must be completely filled out and signed. The fax number for increased bids or initial bids is **(415) 436-7402**.

**b.** A bid submitted by fax must arrive at the place and by the date and time that the Government has specified as the deadline for receipt of bids. If a bidder chooses to transmit a bid by fax, the Government will not be responsible for any failure attributable to the transmission or receipt of the faxed

bid, including, but not limited to, the following:

1. Receipt of a garbled or incomplete bid.
2. Availability or condition of the receiving facsimile equipment.
3. Incompatibility between the sending and receiving equipment.
4. Delay in transmission or receipt of bid.
5. Failure of the bidder to properly identify the bid.
6. Illegibility of bid.
7. Security of bid data.

**c.** If your fax bid is not reflected on the GSA Property Disposal Hotline recording or on the web page, and it is higher than the announced bid, you must call GSA at (415) 522-3431 or 3426 for verification that your fax bid was received.

## **11. Auction Closing**

A date will be set for the receipt of final bids. That date will be announced on the web page and on the bid hotline recording. On that date, if no increased bid is received by 3:00 P.M., Pacific Time, then bidding will close at 3:00 P.M. and consideration will be given to selling the property to the high bidder.

## **12. Bidding Online**

The Special Terms of Sale above apply to bidding over the Internet

with the following exceptions and conditions:

**a.** Bid deposits by cashier's check may be made following the instructions above. Deposits by credit card (either Visa or MasterCard) may be made over the Internet following instructions on the web site: [www.auctionrp.com](http://www.auctionrp.com). Upon submission of the required information, the credit card account will be debited. The bidder will be notified of his or her bidder ID number. This number and a personal password must be used in order to bid online.

**b.** In order to complete your registration over the Internet, you must submit an official bid form that is signed and dated. Initial bid forms submitted by fax will be accepted. However, bid forms with an original signature must be submitted within five (5) business days from the date of the initial bid.

**c.** Bidders who registered online may increase their bids by following the instructions at [auctionrp.com/sf/](http://auctionrp.com/sf/). They may also submit bids by fax or mail. If your bid is not accurately shown on the web page, then you should call GSA at (888) GSA-LAND ext. 3431 or 3426. By submitting your bid through [auctionrp.com](http://auctionrp.com), you are agreeing that your Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your ID number and password on the Internet.

### **13. Bid Executed on Behalf of Bidder**

**a.** A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

**b.** If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

**c.** If the bidder is a partnership, and all partners sign the bid, with a notation that they are all partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

### **14. Waiver of Informalities and Irregularities**

The Government may, at its election, waive any minor informality or irregularity in bids received.

### **15. Acceptable Bid**

A bid received from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered, is an acceptable bid.

### **16. Notice of Acceptance or Rejection**

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

### **17. Additional Information**

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate

preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this IFB.

## **18. Sale and Conveyance**

The sale and conveyance of the property shall be made subject to the following:

**a.** All covenants, easements, reservations, restrictions and encumbrances, whether of record or not.

**b.** Any statement of facts which a physical inspection and accurate survey of the property may disclose.